



St. Georges Drive, Bournemouth, Dorset

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Asking Price £375,000



Corbin & Co are delighted to offer for sale this exquisite end-of-terrace townhouse offering over 1300 sq ft of thoughtfully designed accommodation spread across three spacious floors. Nestled within an exclusive development of similar high-quality properties, this stunning home presents a perfect blend of modern comfort and stylish living.

Exterior and Parking:

As you approach the property, you will be greeted by an attractive block-paved frontage providing off-road parking for two vehicles. The integral garage, equipped with an electric up and over door, offers additional parking and storage solutions. Inside the garage, you will find ample space and plumbing for a washing machine, dryer, and even an additional freezer.

Ground Floor:

Stepping into the welcoming entrance hall, you will find a convenient ground floor WC. The modern kitchen/breakfast room is a true highlight of this home, featuring contemporary fittings and French doors that seamlessly open onto the private and secluded rear garden. This outdoor space provides a serene setting for relaxation and alfresco dining.

First Floor:

Ascend to the first floor, where the light and airy 'L-shaped' lounge/diner awaits. This generous living space is flooded with natural light and benefits from a charming Juliette balcony, creating an inviting atmosphere perfect for both relaxation and entertaining. There is also a spacious double bedroom with a luxurious en-suite shower room.

Second Floor:

The second floor hosts two well-proportioned double bedrooms. The main bedroom boasts a range of fitted wardrobes and an en-suite shower room, ensuring privacy and convenience. A second double bedroom also a generous sized room, making it ideal for guests or family members. A family bathroom completes this level, offering a contemporary suite and finishing touches.

Additional Features:

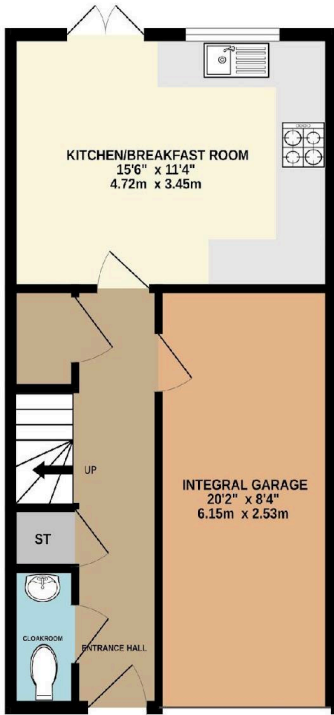
- Spacious accommodation spread over three floors
- Exclusive development of similar properties Block-paved frontage with off-road parking for two vehicles
- Integral garage with electric up and over door, and space for appliances
- Modern kitchen/breakfast room with French doors to the rear garden
- Light and airy 'L-shaped' lounge/diner with Juliette balcony
- Three double bedrooms, two with en-suite shower rooms
- Family bathroom and ground floor WC Private and secluded rear garden

This beautifully presented townhouse is perfect for those seeking a modern, spacious, and convenient home in a sought-after location. Contact us today on 01202 519761 to arrange a viewing and experience all that this remarkable property has to offer.

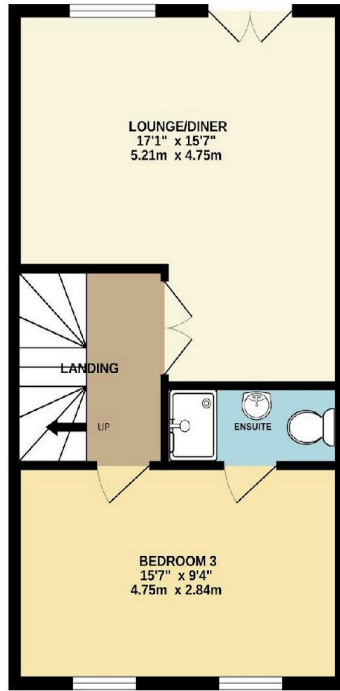




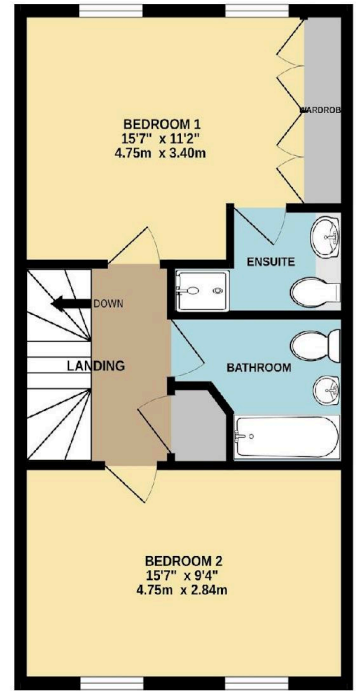
GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



2ND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1354 sq.ft. (125.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

🕒 OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

☎️ 01202 519761

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